

# MEDICAL/OFFICE BUILDING FOR SALE

6780 E. Hampden Ave., Denver CO 80222



## FEATURES

- 7,132/SF available for owner/user
- Elevator installed
- Combination of operatories and business/admin offices
- Break and laundry facilities
- Updated interiors
- Excellent high visibility owner/user opportunity
- Major monument signage on E. Hampden Ave.

Sale Price: \$2,400,000 (\$336.51/GSF)

Size: 7,132 Gross Square Feet

Parking: 26 spaces

County: Denver

Zoning: S-MX-3A

Year Built: 1968

Taxes: \$19,478.42 2023 due 2024



COMMERCIAL MEDICAL/OFFICE BUILDING



SHELDON • GOLD REALTY INC.  
commercial real estate services



**Greg Johnson, Senior Advisor**

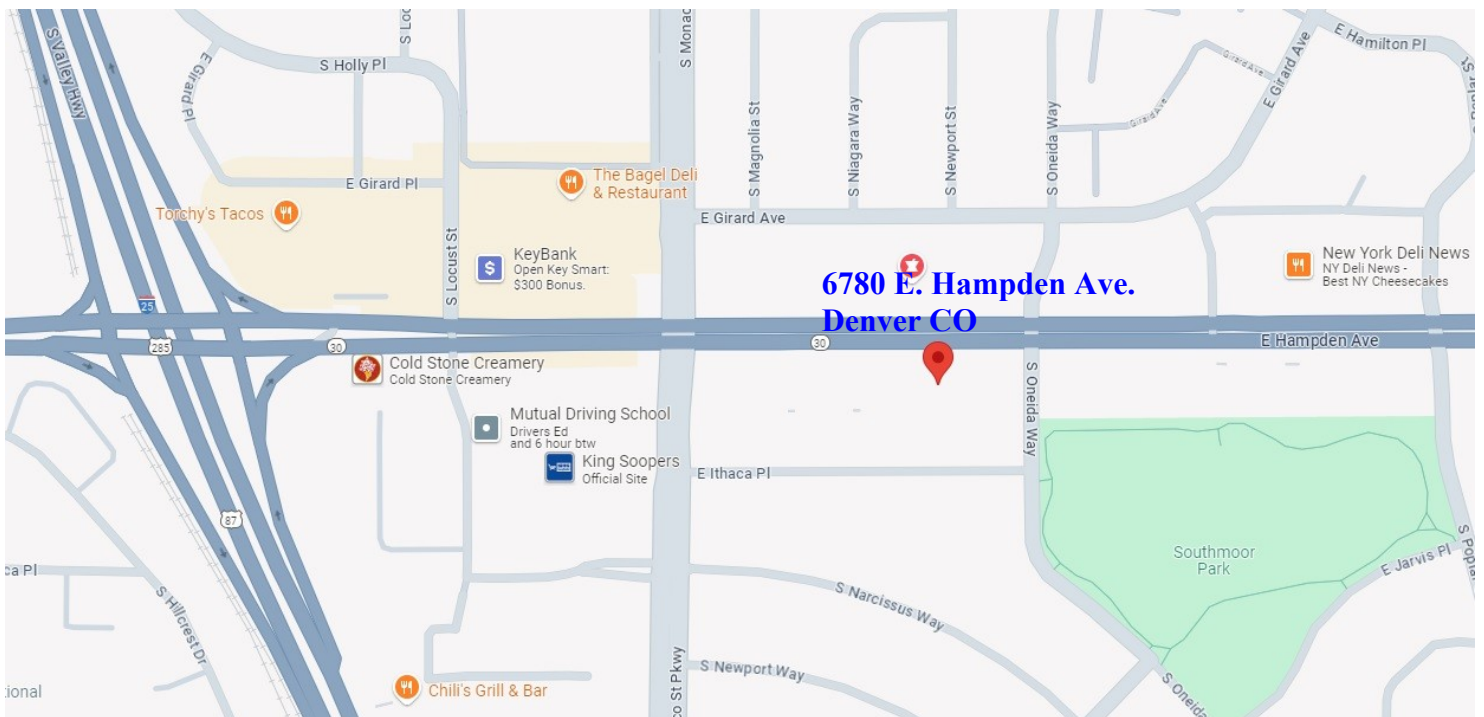
**Office: 303.741.2500 Cell 303.667.3061**

7900 E. Union Ave., Suite 1100, Denver CO 80237

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